

Oakwood Mordant Business District

Streetscape Plan

August 11, 1987 - Revised June 15, 2004

City of Raleigh

Dorothy Sutton - City Manager
George Chapman - Planning Director
Robert Mosier - Senior Planner, Environmental Planning

The Raleigh City Council:

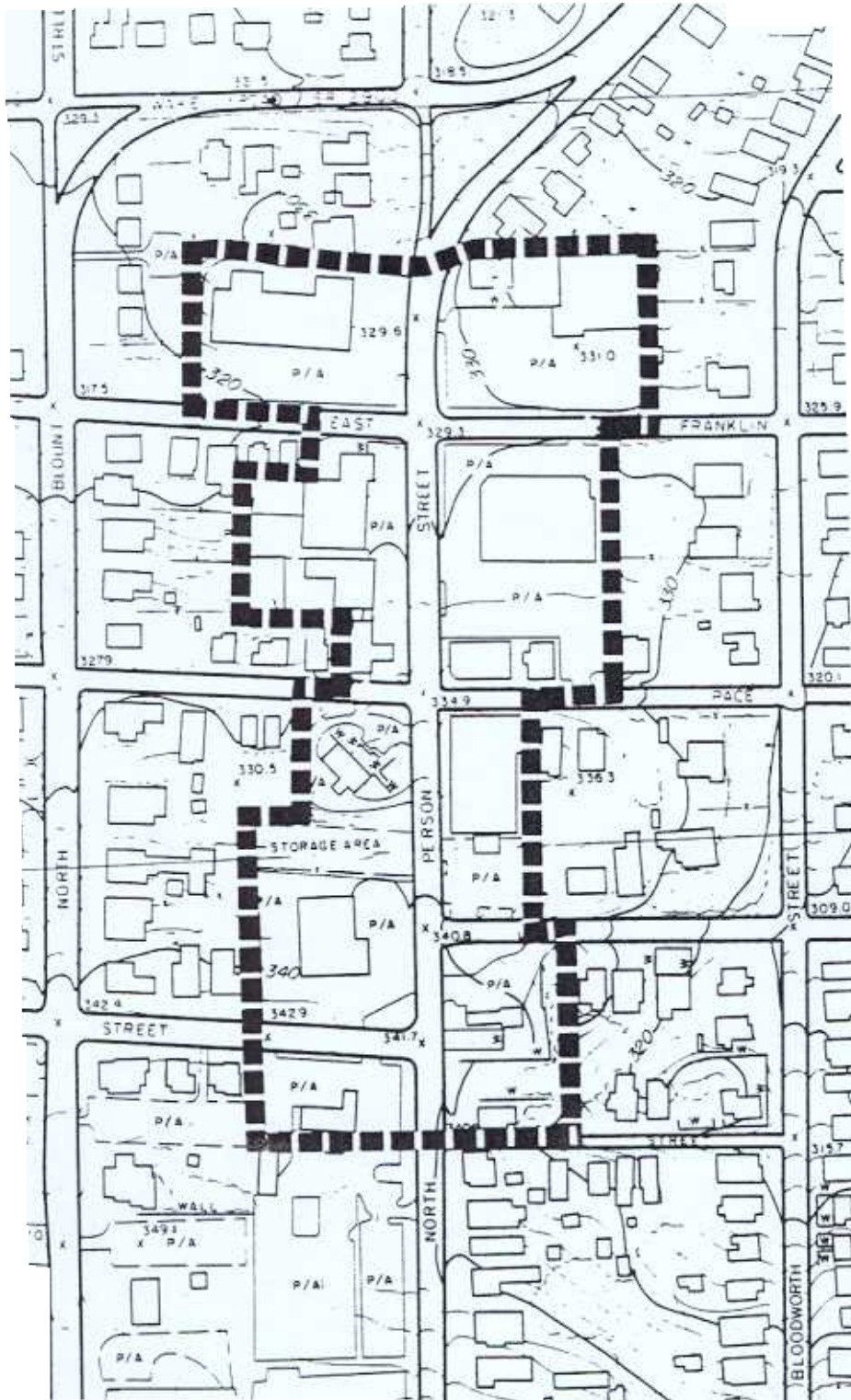
Arny Spivey - Mayor
Edward Walters
Norman Smith
Sharon Campbell
Perry Johnson
Mary Gann
Charles Mosley
Ralph Campbell



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Streetscape Plan Boundaries



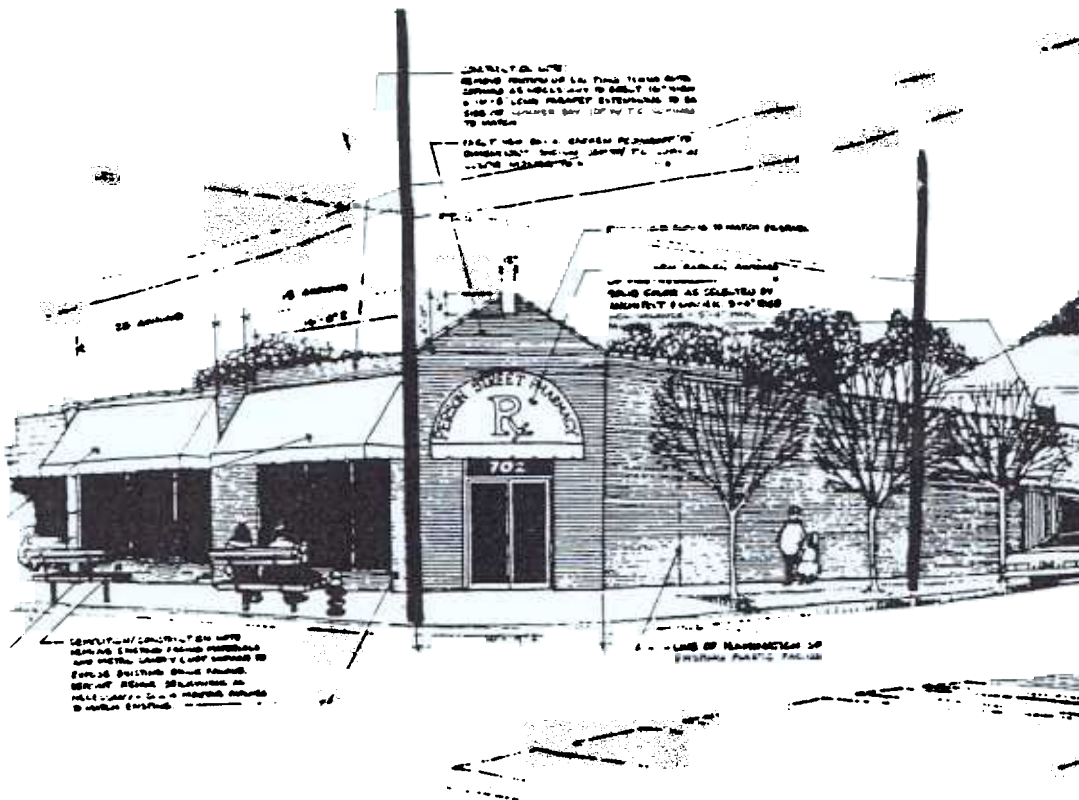
The Streetscape Plan covers the area bounded by the dashed lines in this property map.

This plan was prepared by the Environmental Planning Section of the Raleigh Planning Department, upon request of landowners and businesspeople in the Oakwood Mordecai Business District.

The plan is intended to be a guide for future development in the district and has been prepared in conjunction with a request for rezoning to Pedestrian Business Overlay District.

Building Facades

- **Awnings or overhangs** are encouraged for areas adjacent to pedestrian paths, such as entrances and building walls adjacent to sidewalks. If an awning is used it should be of canvas or another stretchable material.
- **Building roof lines** should express diversity of building type and style. Flat, unadorned building roof lines are discouraged.
- **Large windows** facing the right of way should be oriented to product displays.
- **Building entrances** should open onto the sidewalk, not onto a parking lot except for customer pick-up.



The intent of this section is to lay out a very general pattern for building facades in the Oakwood Mordecai Business District.

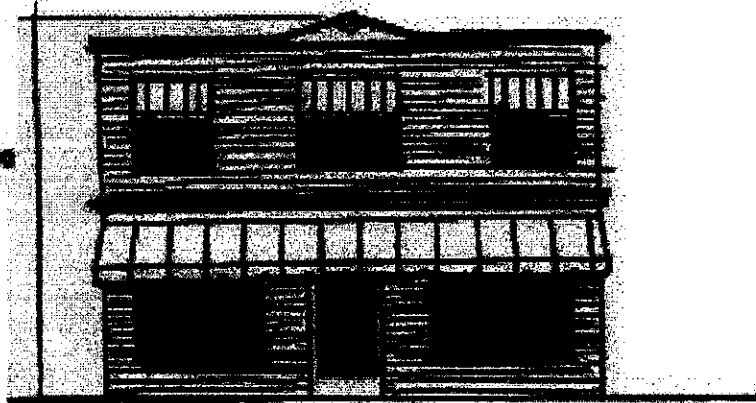
Guidelines are intended to be general to encourage a diversity of buildings and architectural styles in the area while still carrying through a thread of consistency in scale and in orientation to the street.

The effect of the building facade on the pedestrian and motorist was also considered in developing these guidelines.

Building Height

- Maximum allowable building height in the Oakwood Mordecai Business District is 30 feet to the highest point on the building roof.

Maximum building height 30 ft.



Since this district is adjacent to two residential areas, it is important to assure proper scale and character along the thoroughfare, and avoid an imposing building with adjacent to a residential property.

Revision

With the exception of properties in excess on one (1) acre in size which shall be limited to a maximum allowable building height of 50 feet as measured to the highest point of the building roof so long as the height of the building will not prevent residential properties located to the north from gaining access to sunshine. No part of any building on the site should be built higher than a line drawn at a 32-degree angle to due south (the approximate sun angle at noon on the winter solstice), starting at the existing ground elevation at the respective rear or side yard setback line of any adjacent residential property located on the north.

Trees / Landscape

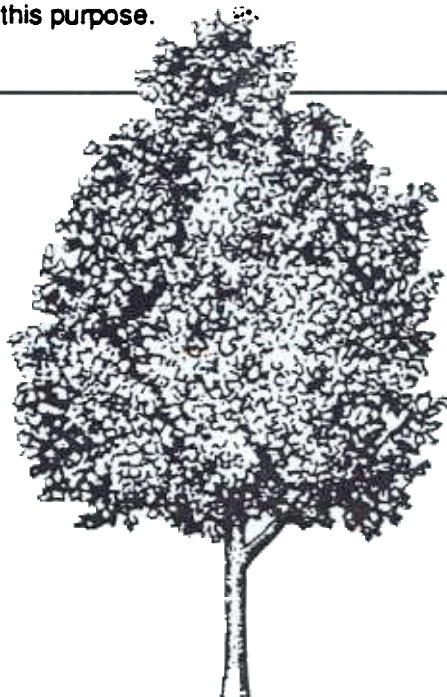
● The tree species to be planted along the thoroughfare right-of-way in the Oakwood Mordecai Business District is the Whitehouse Bradford Pear (*Pyrus calleryana Whitehouse*). The tree was chosen because of its flowering and fruiting characteristics, and because of its toughness and adaptability to difficult growing conditions.

● Shrub materials which are recommended for use in areas where there is an existing grass strip adjacent to a tree planting location are the following:

Glossy Abelia (*Abelia grandiflora*) This plant is well adapted to difficult locations, blooms all summer and can be trained into a hedge if desired. There is a smaller variety, Sherwoodi, which may be more desirable for certain situations.

Junipers (*Juniperus spp.*) Junipers are well known in many landscape situations, and are excellent plants for hot, dry locations. Appropriate varieties are the Andorra types and other semi-upright types. Ground-covers such as Blue Rug or Shore juniper are not recommended for this purpose, but may be appropriate for planters adjacent to storefronts.

Hollies (*Ilex spp.*) There are many varieties of hollies. The best ones for parking lot screening and similar uses are the Burford holly (there is a dwarf variety of this plant and the Inkberry, *Ilex vomitoria*). Other varieties of upright hollies, such as the Nellie Stevens and Savannah hollies, are more tree-like and are not recommended for this purpose.



Whitehouse Bradford Pear
Pyrus calleryana Whitehouse

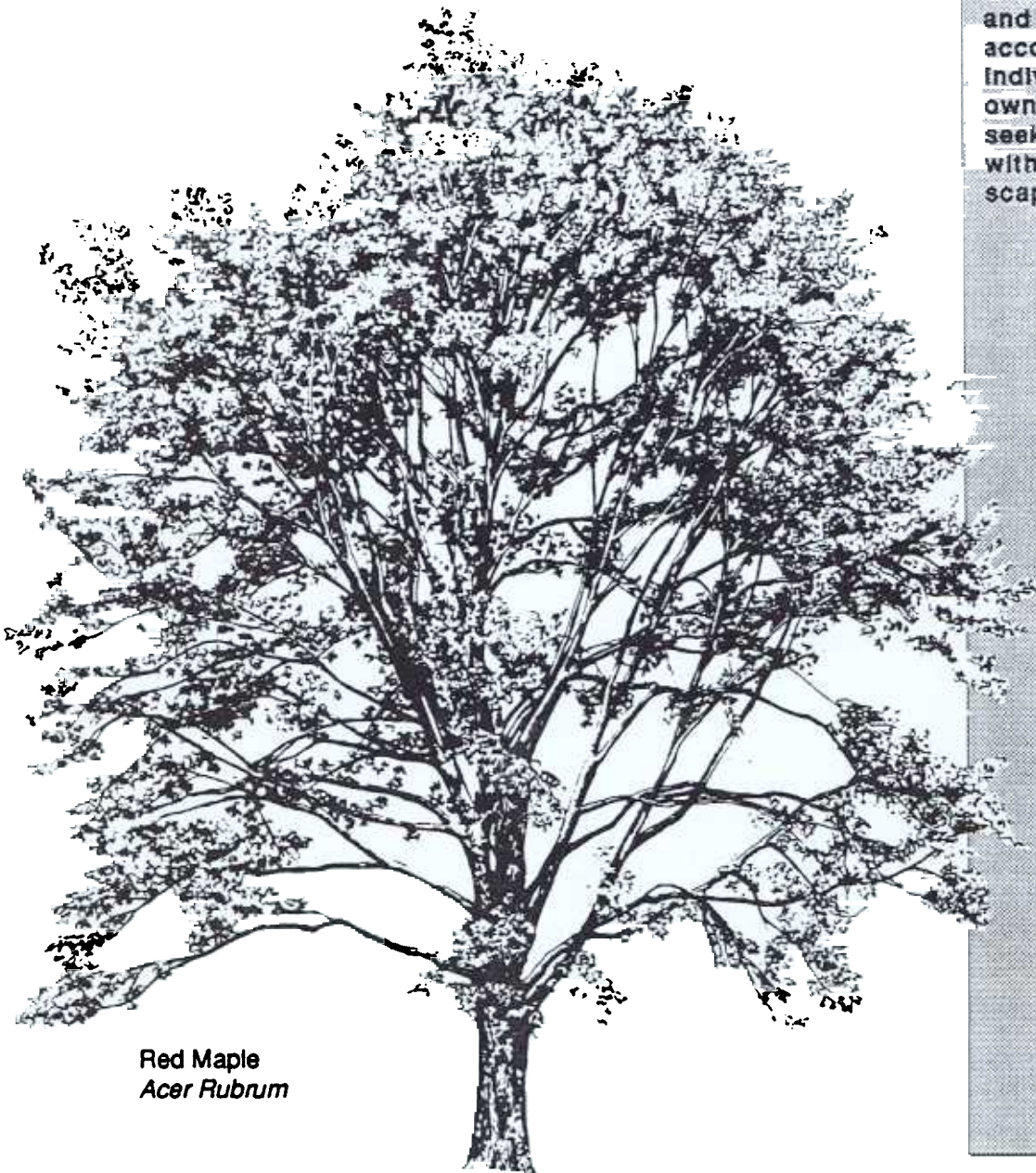
An important part of the overall Streetscape Plan for this area is a tree planting program, jointly implemented by the area land-owners and merchants and by the City Parks and Recreation Department.

The City's Landscape Ordinance will require tree plantings in the future in parking areas. Plans for these plantings are included also in the Streetscape Plan.

Trees / Landscape

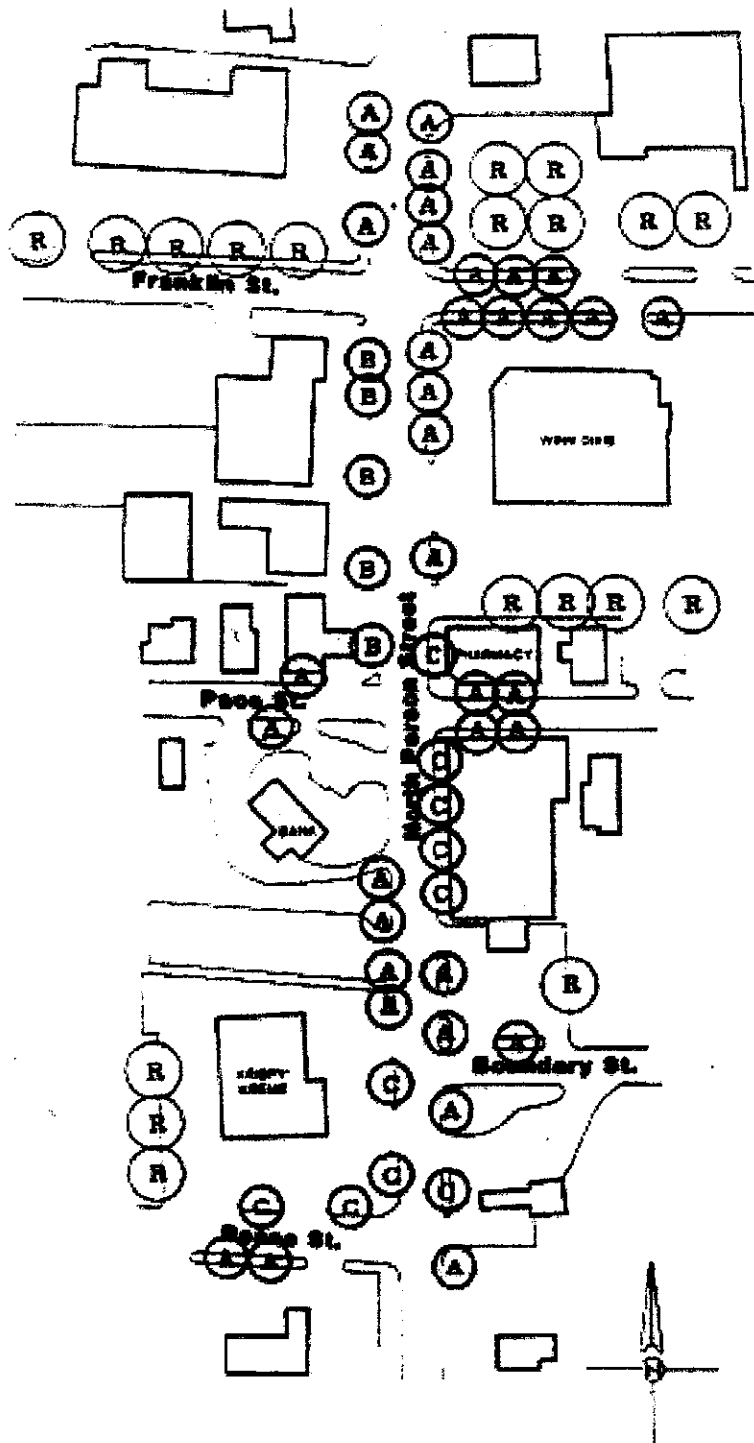
● The tree to be used in parking lots and areas off of the right-of-way is the Red Maple (*Acer rubrum*). This tree was chosen because of its common use in the adjacent Oakwood neighborhood, and because it is a shade tree with brilliant fall color. All trees must conform to planting standards outlined in the Landscape Ordinance.

Planting of Red Maples in parking lots is not part of the tree planting program involving Parks and Recreation, and will be accomplished by individual landowners as they seek to comply with the landscape ordinance.



Red Maple
Acer Rubrum

Trees / Landscape



TREE PLANTING PLAN

KEY:

A = See Detail Sheet A, Page 7
See note below

B = See Detail Sheet B, Page 8

C = See Detail Sheet C, Page 9

R = Red Maple Planting

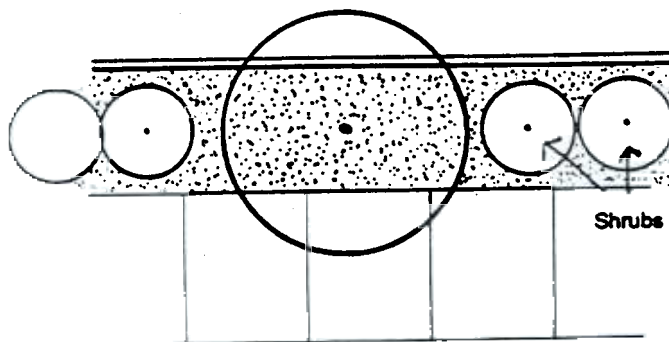
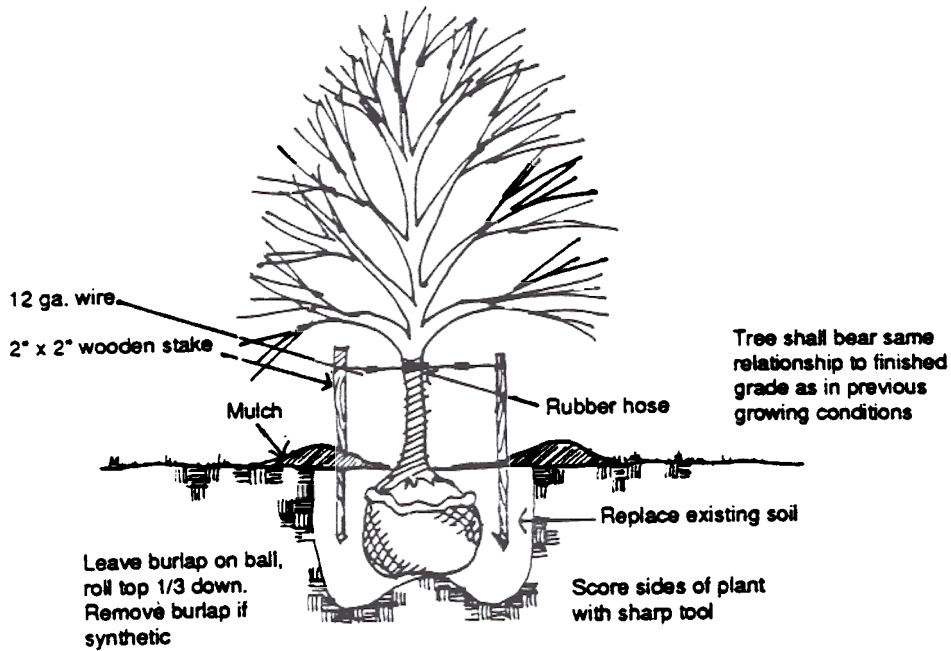
Align Red Maple or other species along the south side of Franklin Street.

(To be done by landowners)

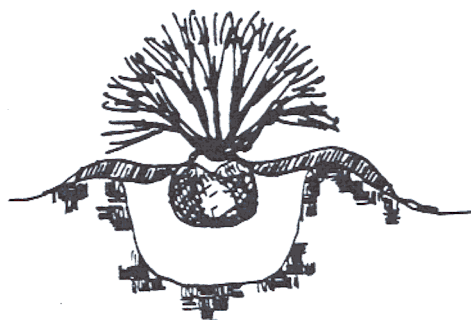
Trees / Landscape

- These details are intended for use in areas where there is an existing grass strip which can serve as a tree planting location.

Detail Sheet
A.



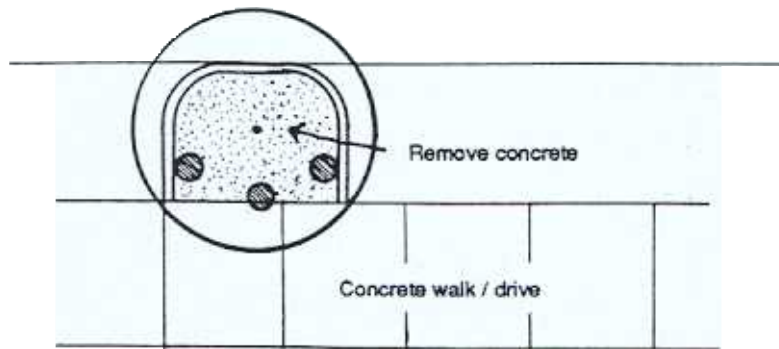
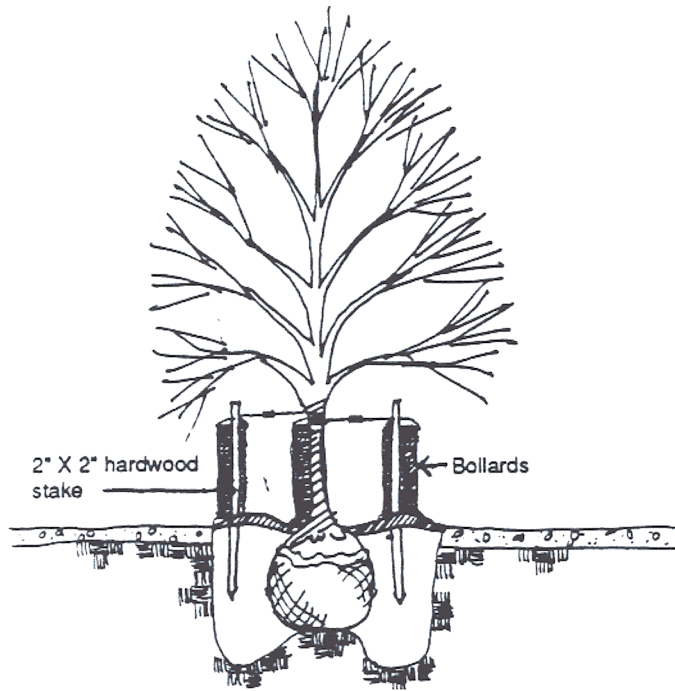
PLAN VIEW



SHRUB PLANTING DETAIL

Trees / Landscape

- These details are intended for use when trees are to be planted in existing paved areas between parking lots and the curb.

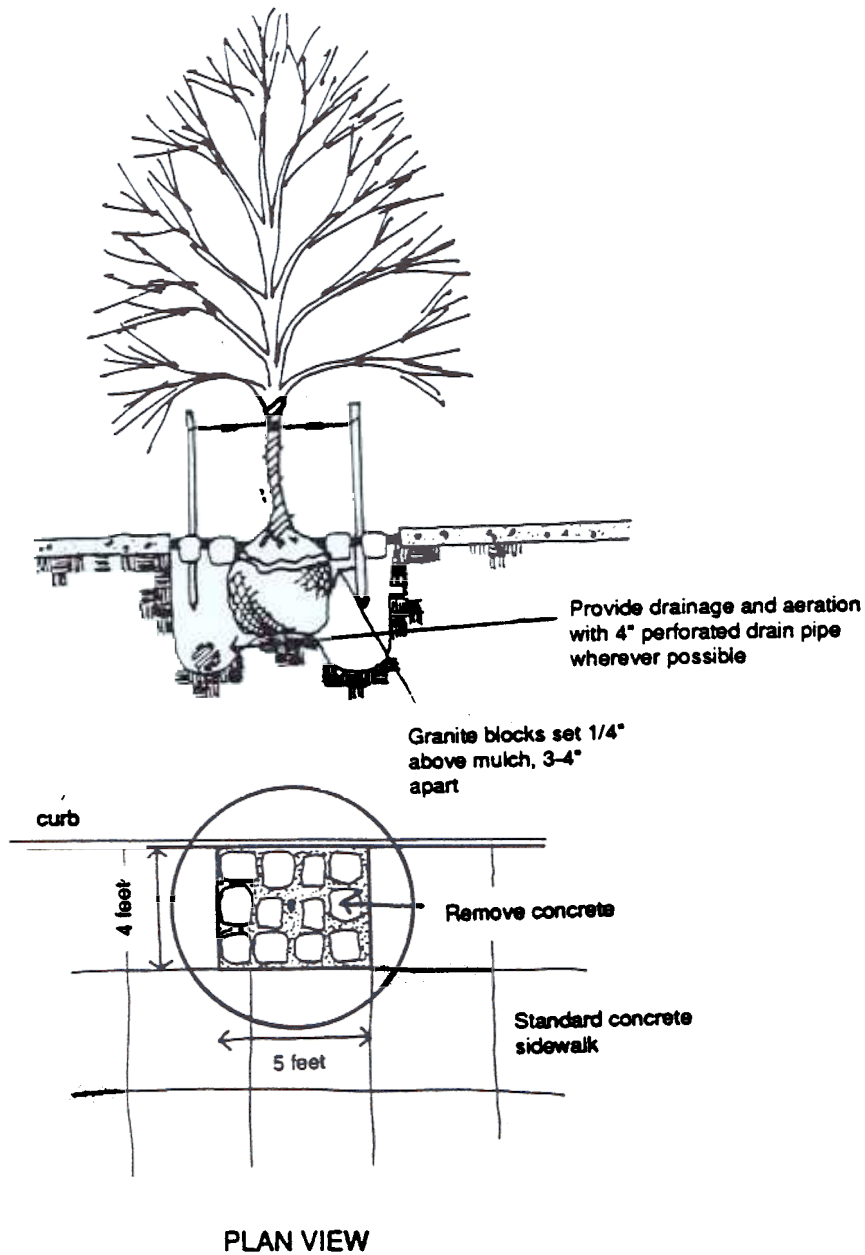


PLAN VIEW

Detail Sheet
B

Trees / Landscape

- These details are intended for use where trees are to be planted in existing sidewalk areas.



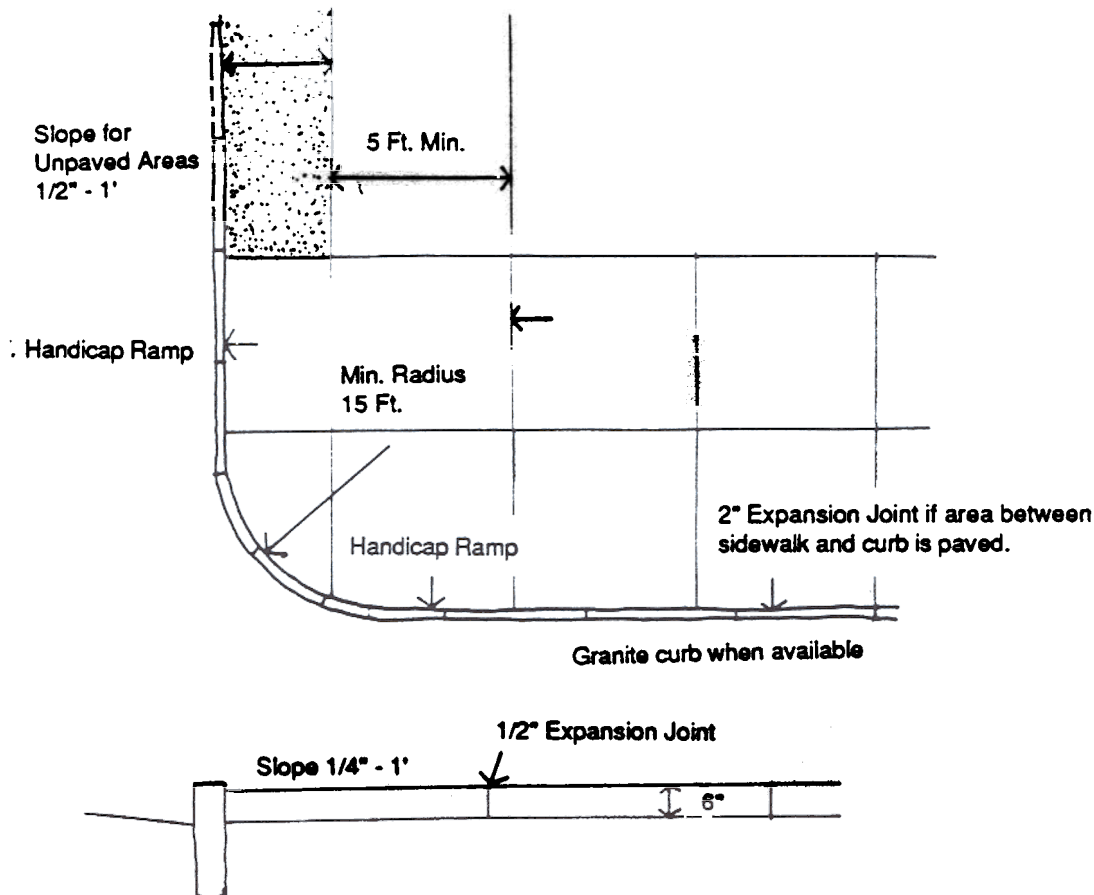
Detail Sheet
C

Sidewalks

● Sidewalks in the Oakwood Mordecai Business District will be standard concrete walks as per the detail below.

● When replacing curbs, call the Environmental Planning Section of the City Planning Department to request granite replacement curbs. If available the granite curbs will be free, and the owner will be subject only to installation costs. *Concrete curbing is only to be used if no granite curbs are available from the City.*

Sidewalk building materials and construction details will follow City of Raleigh standards.

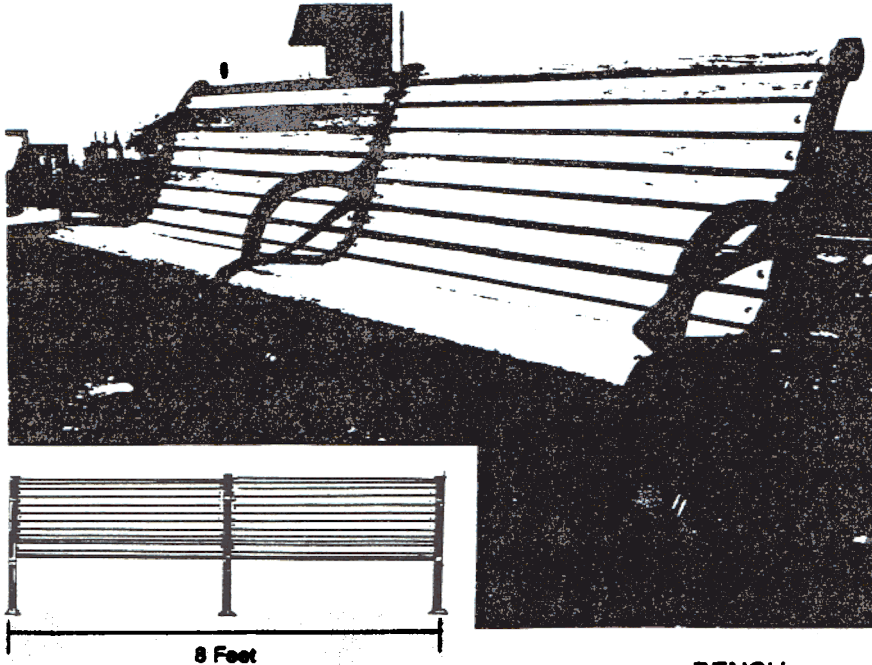


Note: Expansion material shall extend the full depth of the concrete. 1/2" Expansion Joints shall be located at not more than 40' intervals. Dummy construction joints shall be located at 5' intervals. Dummy joints shall be at least 1/3 the slab width.

Street Furnishings

● The following furnishings will be standard in the district. Manufacturers listed are *suggested*, but are not the only source of such products. Other manufacturers products are acceptable, but must be approved by the Planning Department before installation.

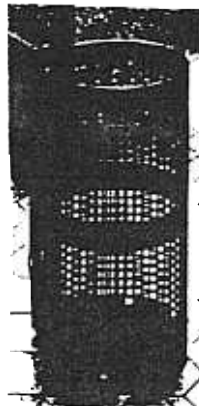
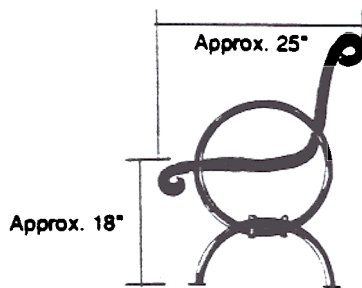
● Upon installation of any street furnishing to be maintained by the City, notification must be given to the appropriate department (see page 22).



BENCH

Available from:
BENCH MFG. CO.
P. O. Box 66, Essex Street
Station, Boston, MA 02112
Tel: (617) 436-3080

Paint color: Black (frame)



GARBAGE RECEPTACLE

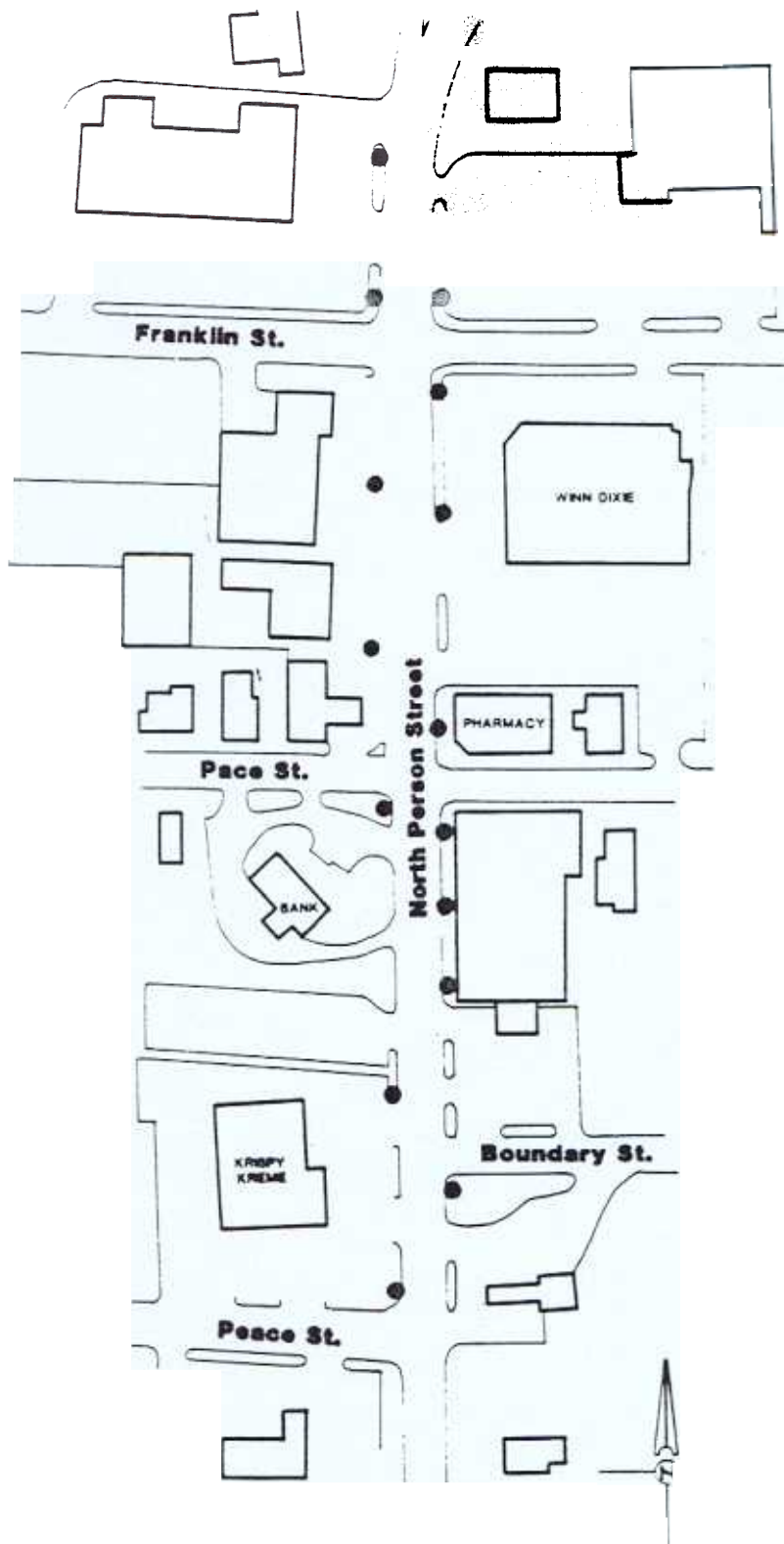
Available from:
HOWARD PRODUCTS
14th and Laurel Streets
Pottsville, PA 17901
Tel: (717) 622-7715

Model No: H-9
Paint color: Black

Street furnishings are an important part of a streetscape plan, in that they provide a level of detail comfortable to the pedestrian and provide convenience and comfort for the patrons of area businesses.

To maintain a consistent streetscape concept, a standard for appearance of these fixtures is recommended in this section.

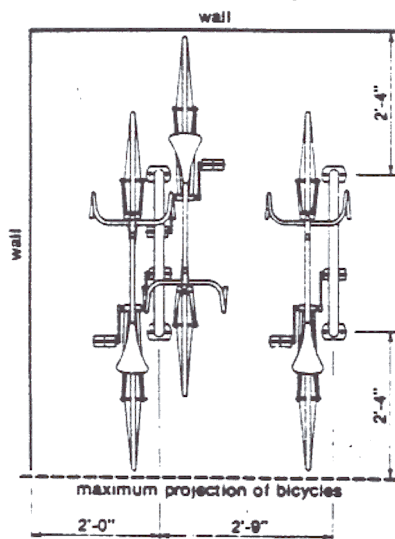
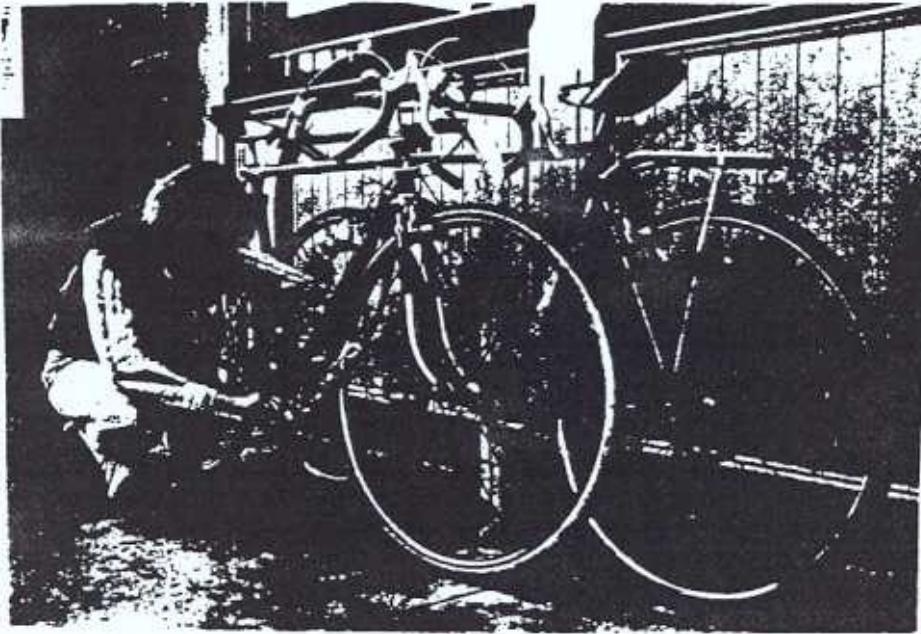
Street Furnishings



Garbage Re- ceptacle Loca- tion Plan

● = Garbage
Receptacle

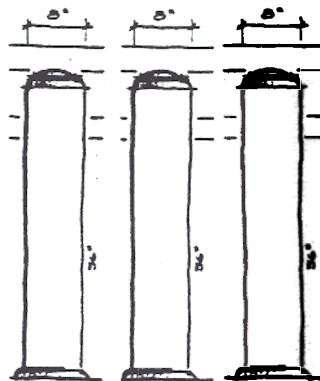
Street Furnishings



BICYCLE RACK

Available from:
HITCH-2
P. O. Box 7342
Philadelphia, PA 19101
Tel: (215) 387-4338

Paint color: Black



BOLLARDS

Available from:
URBAN ACCESSORIES
First St. and Avenue A
Snohomish, WA
Tel: (206) 568-3143

Material: Iron / Steel
Paint color: Black

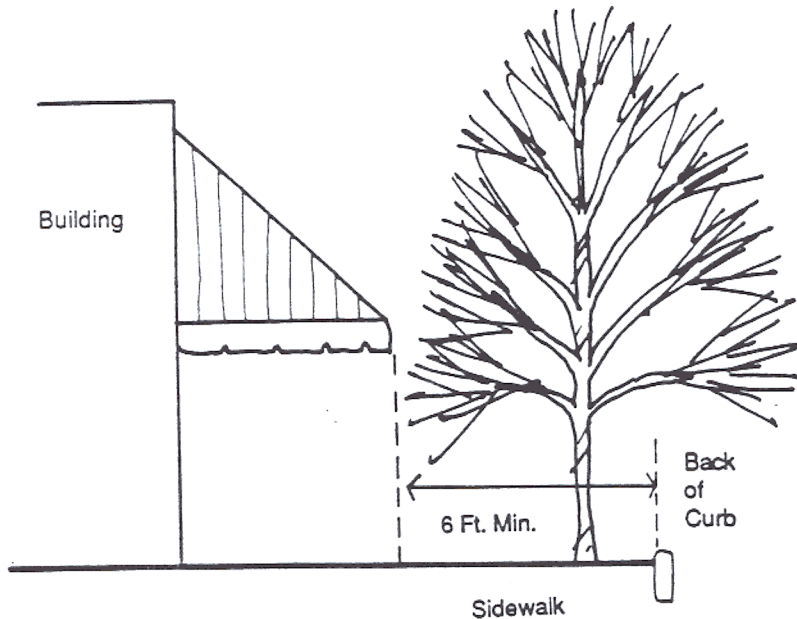
Awnings

- Awnings must be made of cloth or cloth-like synthetic. Metal awnings are not allowed unless covered by any other acceptable material. Any color may be used, but brighter colors, like red, may tend to fade more quickly over time.

- Awnings must be 7 feet above the sidewalk at their lowest point, and any structure must be 8 feet above the side walk.

- An encroachment agreement is necessary from the City Public Works Department for any awning which is to be hung over a public sidewalk on City right-of-way.

- A clear distance of 6 feet must be maintained between the back of the curb and the maximum extension of the awning over the sidewalk, in order to leave sufficient room for trees to branch over the sidewalk.

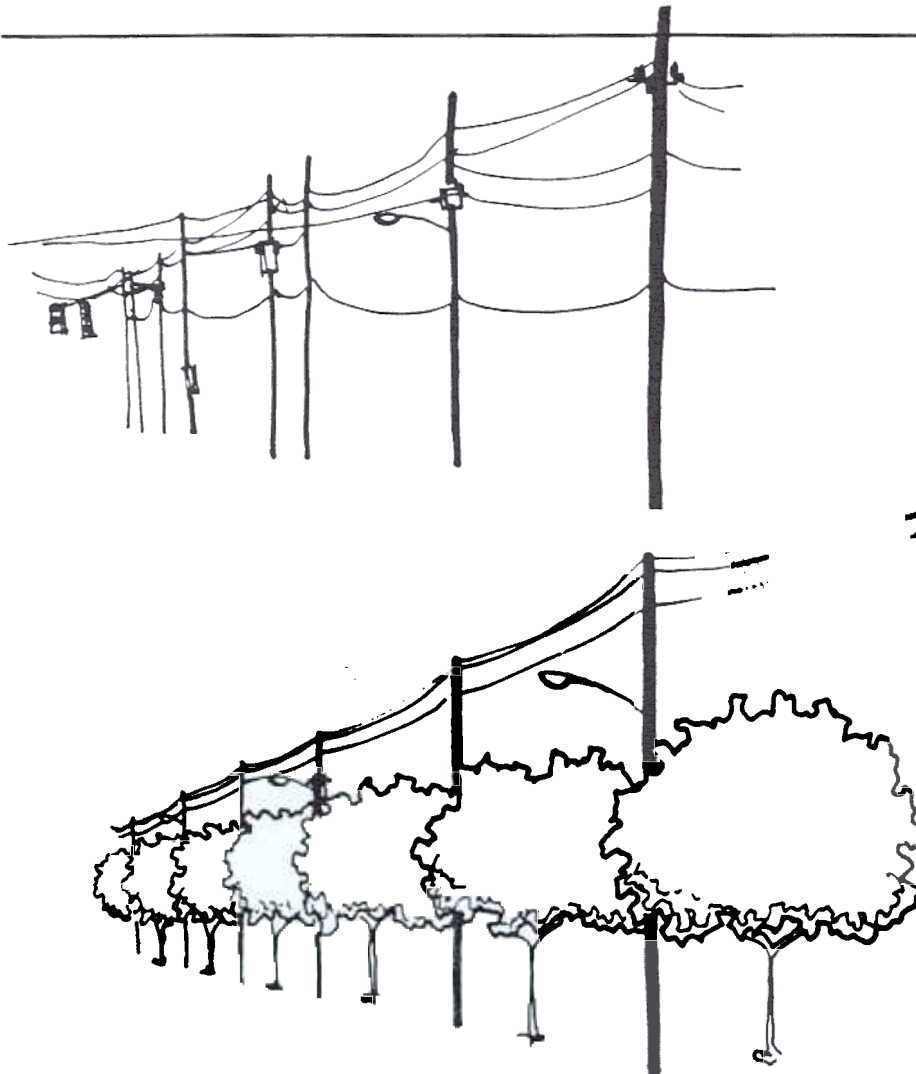


Awnings above the sidewalk provide shade for store windows, improve an otherwise drab building facade and encourage people to window shop. They can also double as signs.

See section in this document on Building Facades and Signs.

Utility Lines

- Utility lines should be consolidated wherever possible, and cabled together into a single line.
- All unused utility lines should be removed by utility companies.
- Utility poles should be tall enough to allow growth of street trees below. Suggested minimum height is 40 ft.
- Utility lines should be moved by utility companies to the highest point on the pole possible to minimize conflict with street trees.
- The number of utility poles in the district should be held to a minimum.

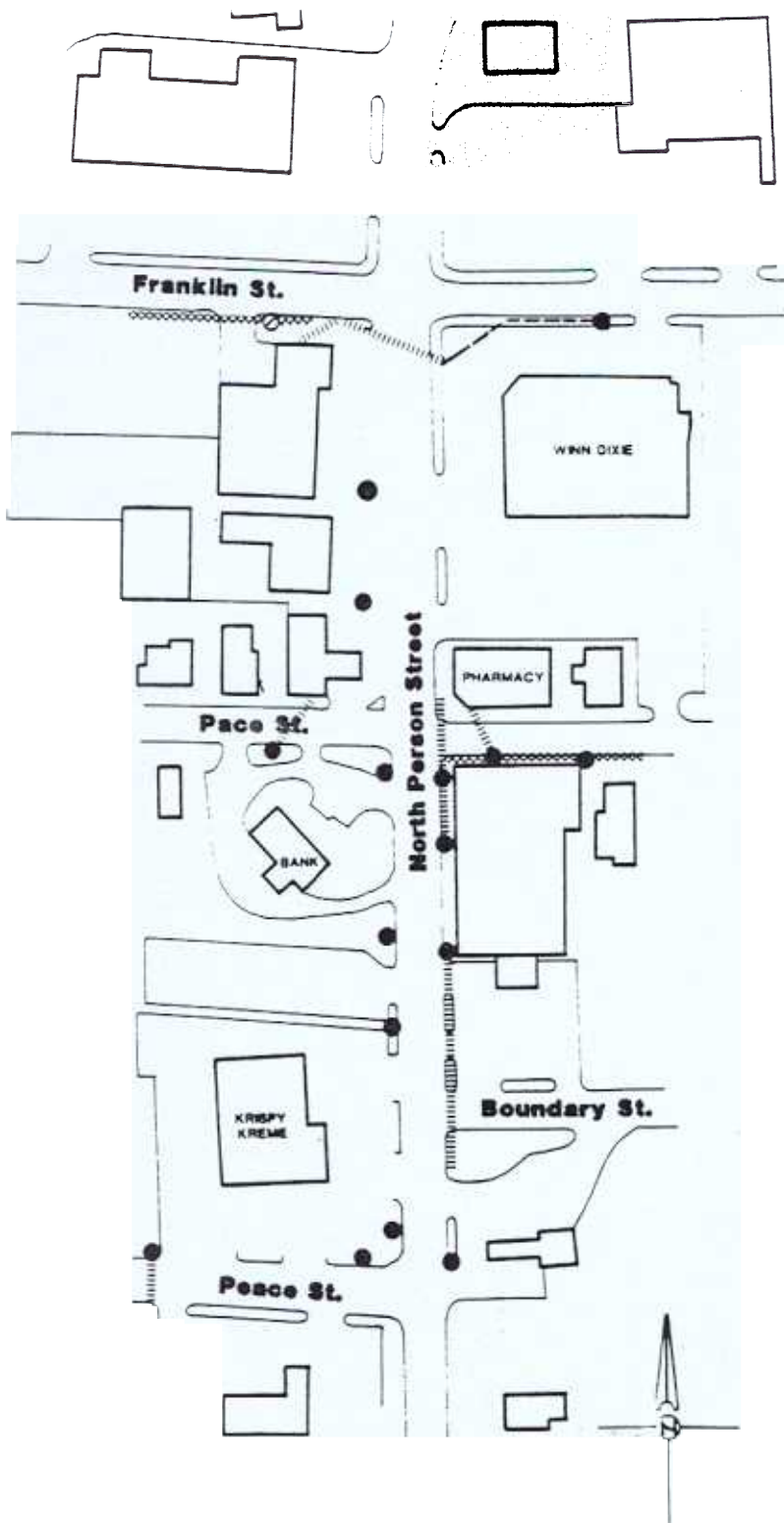


Utility lines bring needed services to the district, but when existing in a random and jumbled condition, can detract seriously from the image of the Business District.

By establishing a plan for the installation of new lines and the consolidation of old lines, the appearance of the utility equipment can be improved.

Pruning damage to street trees can be avoided by raising the utility lines well above the street.

Utility Lines



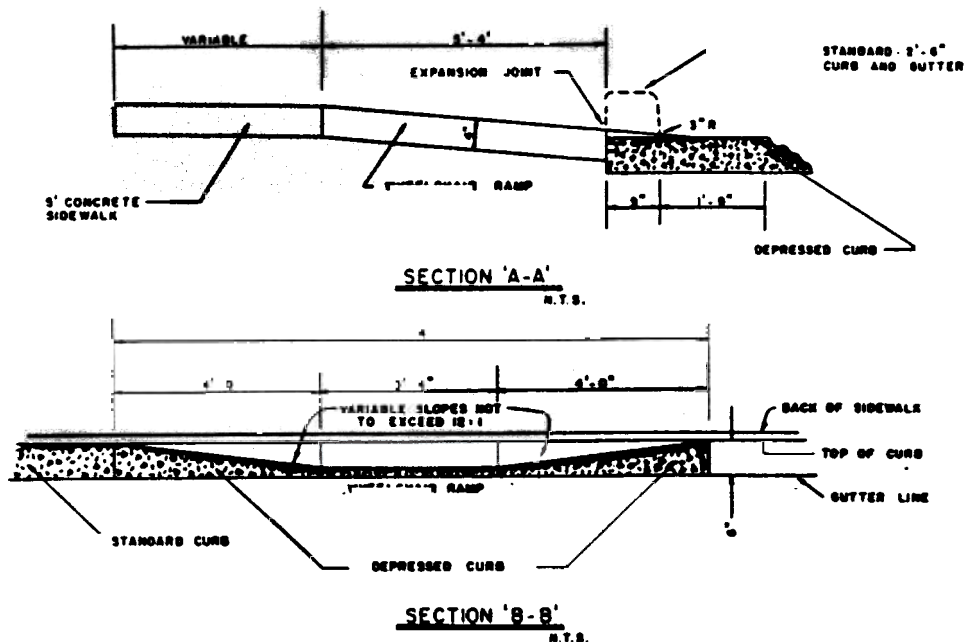
CP & L UTILITY PLAN

KEY

- = Existing pole to be replaced with 45 foot creosote (brown) pole.
- xxxx= Existing wires to be removed
- ||||| = Existing multiple wires to be consolidated into single wire.
- = New wire to be installed.
- ⊙ = New pole to be installed.

Crosswalks / Handicap Ramps

- All handicap ramps to be built to city of Raleigh Standards. See detail below.
- Additional pedestrian walk / don't walk signal to be installed at existing crosswalk at Franklin Street, north side, across Person Street.
- New crosswalk to be installed across Person Street, south side of intersection with Peace Street.
- New crosswalk to be installed across Peace Street, west side of intersection with Person Street. See plan next page for locations of these improvements.
- Standard crosswalk striping patterns to be used except at crosswalk at Pace Street across Person Street, where a bolder pattern is recommended as existing.

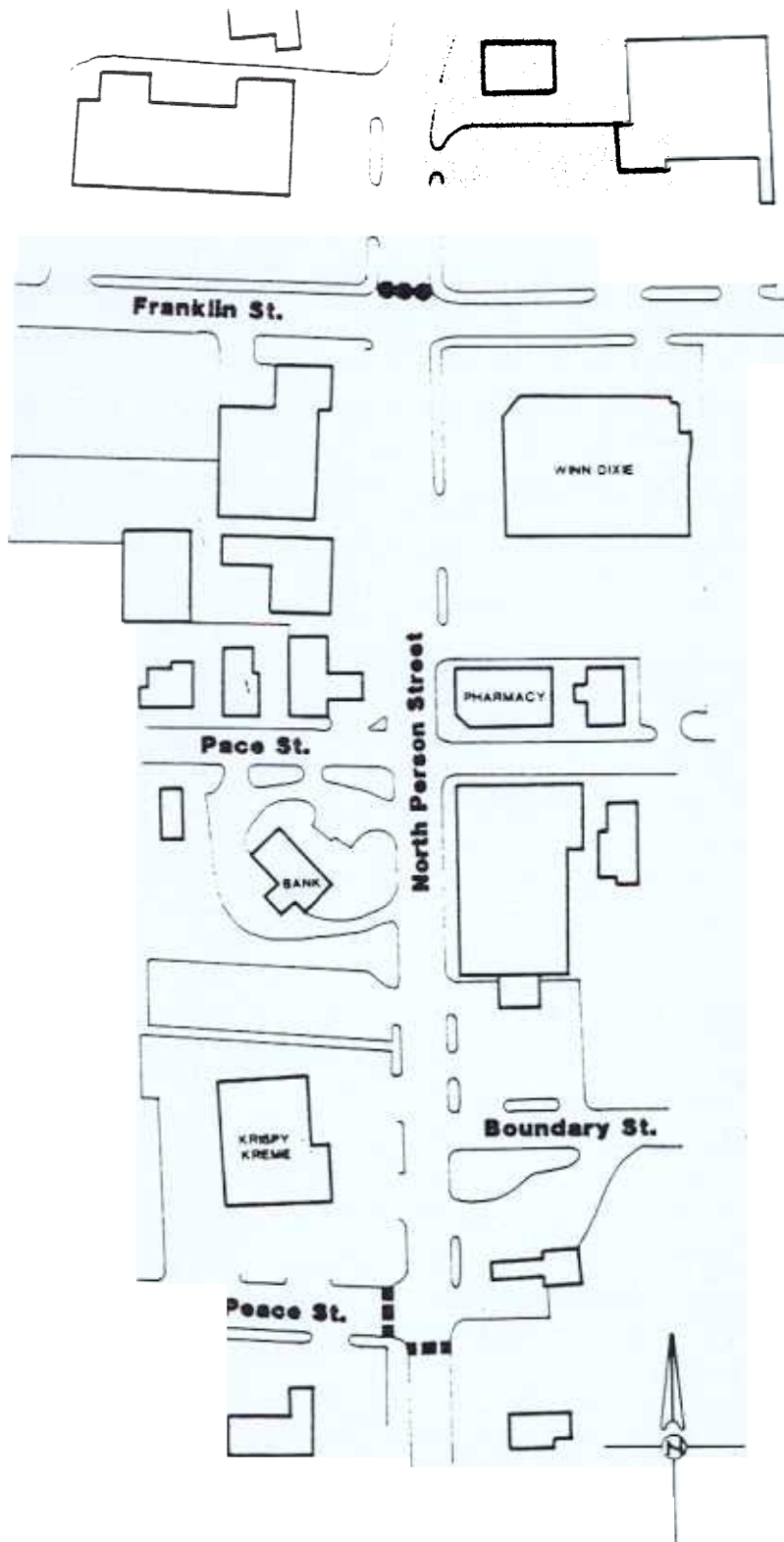


HANDICAP RAMP CURB-CUT DETAILS

Crosswalks and handicap access ramps are an important part of the city-wide pedestrian system, and become all the more important in a Pedestrian Business District

Recommendations here will generally follow City of Raleigh standards.

Crosswalks / Handicap Ramps



CROSSWALK LOCATION

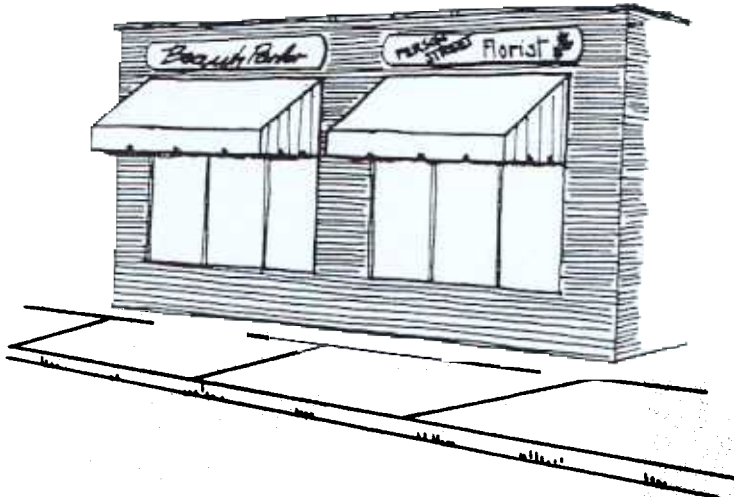
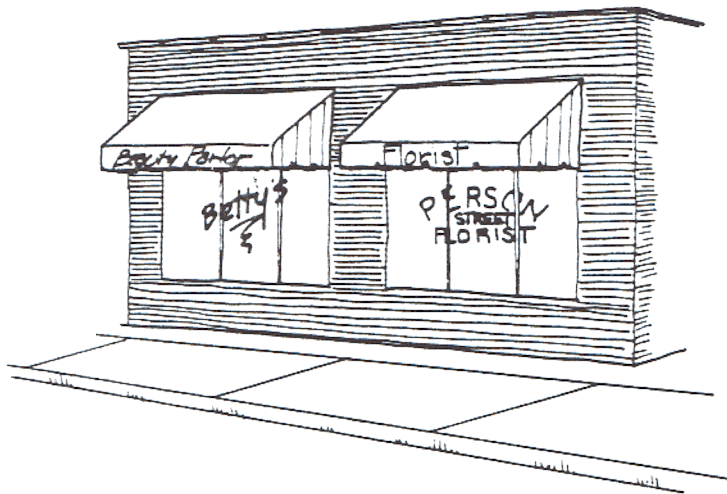
KEY

■ ■ ■ = Proposed Person / Peace Crosswalk Installations.

● ● ● = Proposed signalization of existing crosswalk.

Signs

- Awning signs and Window Stencils are the preferred sign type.
- Wall signs are allowed. Internally lit signs should have illuminated text and an opaque background.
- Projecting signs, off-premise, ground signs and freestanding signs are prohibited.
- Traffic signs and regulatory signs will be placed on utility poles whenever possible. Where utility poles do not match the traffic regulation zones, a separate pole may be erected to mount the sign.

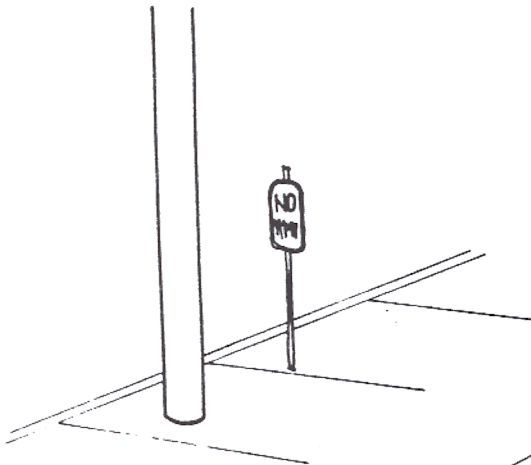
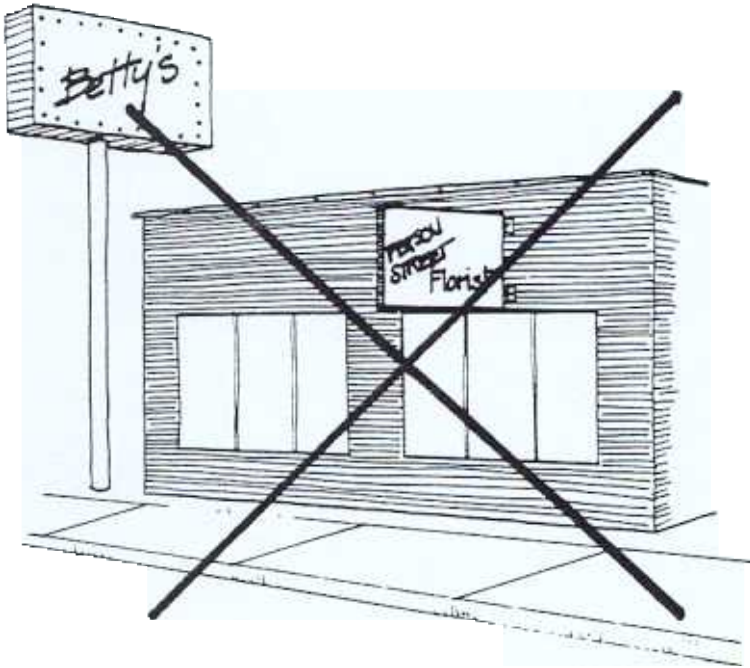


ALLOWED SIGN TYPE

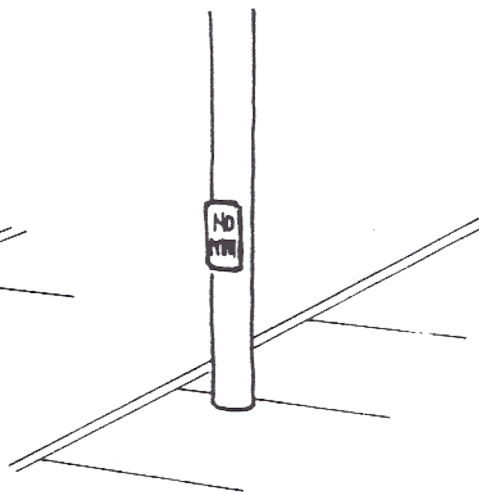
In a small business district along a major thoroughfare, a large number of projecting or pole signs would prevent any of them from being effective and clutter the streetscape.

These sign guidelines are intended to enhance the appearance of the building facades while allowing businesses needed exposure and identification.

Signs



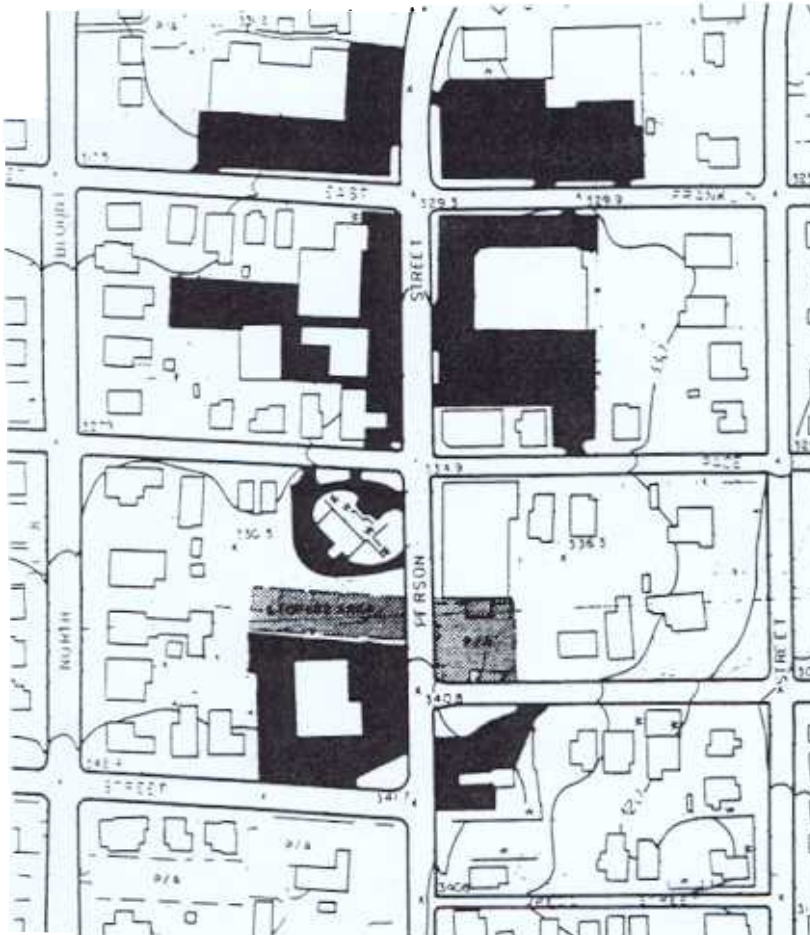
NO



YES

Parking

- Parking areas shall be located behind or beside buildings, rather than in front of them.
- Underutilized parking areas should be used as shared lots for those businesses which are under-served by existing parking areas.
- Leased parking should be made available as land uses change, and currently used lots become available.
- Bicycle parking should be made available as near as possible to storefront entrances.



The organization of parking in pedestrian areas is critical to the desirability of the area. Large surface lots serve as barriers, where smaller lots with better pedestrian access to storefronts can enhance the area, if properly located and screened.

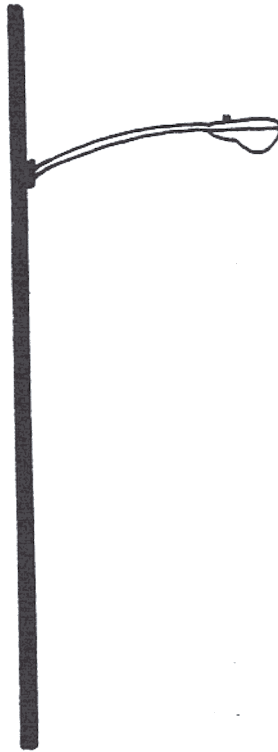
PARKING LOT LOCATIONS

KEY

- = Existing parking lots.
- = Potential

Street Lighting

● The standard for street lighting in this district is the standard throughout the city, the "cobra-head" fixture. At some point in time in the future, the Oakwood Mordecai Business District may evolve a character which calls for a special street light treatment. At that time a new standard may be developed for sidewalk and pedestrian lighting fixtures.



Maintenance

- *City Parks and Recreation* will be responsible for maintenance of all street furnishings, and street trees in the right-of-way.
- *Landowners* will be responsible for maintenance of all sidewalks, and any fixture attached to the building, such as an awning, or light fixture overhanging the right-of-way.
- *City Public Works* will be responsible for maintenance of trash receptacles and the emptying of these receptacles on a regular basis.
- *City Parks and Recreation* will be responsible for watering street trees for the first year after planting. In times of extended drought, *Landowners* should plan to supplement this watering program.
- *Landowners* will be responsible for maintenance of the landscape strips between street trees, and if they are maintained in grass, will be responsible for mowing that area.

Maintenance is often the downfall of many well-intentioned streetscape improvement projects. It is important to identify the proper maintenance responsibility early on.

This recommendation reflects standard maintenance responsibilities normally undertaken by the City and adjacent landowners.